

AN ORDINANCE **9 6 9 5 6**

**AMENDING CHAPTER THIRTY FIVE OF THE CITY CODE BY
ADDING A NEW SECTION 35-339.01, CORRIDOR DISTRICTS, WHICH
ESTABLISHES OVERLAY ZONING DISTRICTS FOR GATEWAY
CORRIDORS, METROPOLITAN CORRIDORS, AND PRESERVATION
CORRIDORS AND AMENDING CHAPTER 28, SIGNS AND
BILLBOARDS, SECTION 28-238, GENERAL PROVISIONS TO
REFERENCE CORRIDOR DISTRICTS AND SECTION 28-247,
VARIANCES AND APPEALS TO AMEND APPEAL PROCEDURES**

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WHEREAS, within the city there are many roadway corridors that have been and/or will continue to be very significant to the City of San Antonio; and

WHEREAS, some of these corridors are important because they have shaped the sense of what individual neighborhoods of the city are in their role as historic entrances to the city or as traditional commercial centers; and

WHEREAS, other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas; and

WHEREAS, these corridors are amenities and assets of great value to the city, its inhabitants, its visitors, and its economy; and

WHEREAS, the City Council aims to preserve, enhance, and perpetuate the value of these roadway corridors; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Uniform Development Code, of the City Code of San Antonio, Texas is hereby amended by adding a new Section 35-339.01, Corridor Districts, to Article III, Zoning, as follows:

35-339.01 CORRIDOR DISTRICTS

Within the city there are many roadway corridors that have been and/or will continue to be very significant to the City of San Antonio. Some of these corridors are important because they have shaped the sense of what individual neighborhoods of the city are in their role as historic entrances to the city or as traditional commercial centers. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. These corridors are amenities and assets of great value to the city, its inhabitants and its economy. The City Council aims to preserve, enhance, and perpetuate the

value of these roadway corridors and hereby authorizes the establishment of corridor overlay zoning districts.

The purposes of these overlay districts are as follows:

- To create a more attractive, cohesive, and safe environment.
- To safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the City's cultural, natural, historic, and economic fabric.
- To create favorable impressions of San Antonio as well as provide environmental enrichment for the citizens of the city.
- To enhance San Antonio's image as a progressive, scenic, and livable community.
- To preserve, protect, and enhance areas of high tourist and visitor visibility.
- To enhance the appearance and economic viability of corridors within established neighborhoods.
- To provide motorists and pedestrians with attractive viewing opportunities.
- To reduce visual chaos and limit distractions along public roadways.
- To stabilize and strengthen property values within the corridors.
- To protect capital investments in new roadways and infrastructure.

(a) Corridor Districts Established.

This section authorizes the establishment of corridor overlay districts. However, separate ordinances are required to establish each district. This section also specifies the general purposes of the corridor districts and the scope of the standards that the separate ordinances may address. Ordinances establishing each corridor district shall identify the street corridor(s) and specify the individual purposes and standards for that district. In event of a conflict between the provisions of a specific corridor ordinance and other provisions of the Municipal Code, the most restrictive provisions shall apply.

The following three types of Corridor Districts may be established:

- (1) Gateway Corridors – These corridors shall follow and parallel major highways in order to protect both developed and undeveloped areas in view of vehicular travelers from visual blight.

- (2) Metropolitan Corridors – These corridors shall follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city.
- (3) Preservation Corridors – These corridors shall follow roadways having unique historical significance, natural vistas and unique scenic environments in order to protect these assets from visual blight.

(b) Designation Criteria.

To be designated a corridor district an area must meet one (1) or more of the following criteria:

- (1) Gateway Corridors must lie along a state or federal designated highway or follow a portion of Interstate Highway 410 or Loop 1604; and
 - A. Serve as a primary entryway into the city from outside the city limits or the Bexar County line; or
 - B. Provide primary access to one (1) or more major tourist attractions.
- (2) Metropolitan Corridors must lie along a street in the city's adopted Major Thoroughfare Plan; and
 - A. Abut, traverse or link designated historic landmarks and/or districts; or
 - B. Have a public or private commitment of resources for redevelopment or revitalization of the corridor's building or infrastructure; or
 - C. Have historically served as a regional or neighborhood commercial center; or
 - D. Provide primary access to one (1) or more major tourist attractions; or
 - E. Abut, traverse or link the San Antonio River or its major tributaries including Leon and Salado Creeks; or
 - F. Traverse residential areas where single family and multifamily housing units exist in residentially zoned areas along at least fifty (50) percent of the corridor frontage.
- (3) Preservation Corridors must lie along a street in the city's adopted Major Thoroughfare Plan; and
 - A. Abut, traverse, or link designated historic landmarks and/or districts; or
 - B. Traverse scenic terrain where natural areas (an area without man made alterations that contains native topography and/or native plants such as trees, shrubs, wildflowers, forbs and grasses) are present along at least fifty (50) percent of the roadway frontage; or
 - C. Abut, traverse, or link the San Antonio River or its major tributaries, including Leon and Salado Creek; or
 - D. Provide primary access to one (1) or more major tourist attractions; or

E. Abut, traverse, or link historic roads or trails.

(c) Initiation Procedures and Zoning Classification.

- (1) Zoning changes to establish specific corridor districts shall be initiated by City Council Resolution.
- (2) The Planning Department shall undertake land use and other background studies necessary to establish a corridor district. All property owners within the proposed corridor district and adjacent areas shall be afforded an opportunity to participate in drafting the proposed regulations through public hearings and meetings.
- (3) The corridor districts are established as overlays to the regular base zoning districts established by the Unified Development Code.
- (4) The zoning designation for the corridor district shall consist of a base zone symbol and the overlay district symbol GC (Gateway Corridor), MC (Metropolitan Corridor) and PC (Preservation Corridor) as a suffix. Corridor districts shall be numbered sequentially to distinguish among different districts, i.e., GC-1, GC-2, etc.

(d) Boundaries.

Corridor districts shall be designated on both sides of a street except when one side is not located within the City of San Antonio. The maximum width of a corridor district along either side of the street right-of-way shall not exceed the distance indicated in Table 339.01-1; however structures on lots with access to the corridor street but, due to topography of the property, are not visible from the corridor street shall be exempt from the requirements of individual corridor ordinances. The Planning Director shall make this determination based on the materials submitted by the applicant pursuant to subsection (g) below.

(e) Zoning/Rezoning Plan.

A corridor district may be adopted as an overlay zone on top of the existing base zoning to incorporate additional urban design standards, and to ensure safe traffic movement within the corridor. The zoning ordinance creating a Corridor District shall include a corridor plan. Uses allowed in the corridor shall be in accordance with the design and development standards found in Table 339.01-1 of this section. The City Council may elect to rezone all or portions of the corridor to reflect compatible land use relationships.

- (1) The corridor plan approved as part of the zoning ordinance creating a Corridor District shall include Development and Design Standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure as set forth in subsection (f) below.

- (2) The Corridor Plan and requisite Development and Design Standards shall not apply to those activities that constitute ordinary maintenance and repair of the building or site using the same or similar material and design.
- (3) Nonconforming structures shall be governed by Article VII of this Chapter.

(f) Development and Design Standards.

Development and Design Standards for the Corridor District may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:

- (1) siting, grading;
- (2) building size;
- (3) lot coverage; floor area ratio;
- (4) front and side yard setbacks;
- (5) lot frontage;
- (6) driveway size and sidewalks;
- (7) parking, off-street parking and loading requirements;
- (8) screening of lighting for entrances, parking lots, walkways and building exteriors;
- (9) screening; fences, walls and berms;
- (10) landscaping to encourage the use of native trees and plants;
- (11) tree preservation;
- (12) natural areas to encourage the use of native trees and plants;
- (13) noise levels;
- (14) building materials;
- (15) trash receptacles, utility boxes;
- (16) satellite dishes and components to the extent permitted by federal laws and regulations;
- (17) solar systems and components.

(g) Corridor Ordinance Administration.

- (1) A site plan and building elevations for all properties within a corridor district shall be submitted in conjunction with an application for a building permit as required by the City's Building Code. The plan shall be on a standard drawing sheet of a size not to exceed twenty-four by thirty-six (24 x 36) square inches and shall be submitted in four (4) copies, including one reproducible copy, together with a reproducible eight and one-half by eleven (8.5 x 11) inches reduction of the plan.
- (2) The site plan shall include the following, as applicable, for a particular corridor district:
 - A. Street address, legal description, vicinity diagram, scale, north arrow, and perimeter boundaries;

- B. Location and dimensions of existing and/or proposed structures, easements, driveways, and parking areas;
- C. Location and height of required screening;
- D. Topographic contours at ten-foot (10') intervals (for Preservation corridors only);
- E. Significant vegetative features including all trees that are at least six (6) inches in diameter measured four and one-half (4 ½) feet from the ground (for Preservation corridors only);
- F. Locations and dimensions of all signs and appurtenances; and
- G. Location of lighting.

(3) Building elevations shall include:

- A. Building materials; and
- B. Building dimensions and details.

(4) No building permit shall be issued by the Development Services Department for new construction or an alteration or addition to the street facade of an existing building or structure within a designated Corridor District without the submission and approval of design plans submitted in conformance with the Development and Design Standards established pursuant to subsection (f) above and the issuance of a Certificate of Compliance by the Planning Director, provided however, a sign permit may be issued upon review of the applicable corridor ordinance by the Development Services Department without issuance of a Certificate of Compliance by the Planning Director.

(5) The Development Services Director shall forward a copy of a building permit application to the Planning Director for review and comment. Upon receipt of all submittal materials required in subsection (1), the Planning Director shall issue or deny a Certificate of Compliance to the applicant within ten (10) working days. If approved or disapproved, the plan shall be so annotated and the plan shall be returned to the Development Services Department.

(6) Site preparation, including any grading or clearing of natural features, is prohibited until the Planning Director has issued a Certificate of Compliance (for Preservation Corridors only).

(7) If the plan is not approved, the applicant may appeal the staff decision to the Board of Adjustment.

(h) Sign Standards.

(1) General. The provisions of Section 28-220 of the Municipal Code shall apply to corridor districts established pursuant to this section, provided that in the event of a conflict between the provisions of a specific corridor ordinance and Section 28-220, the most restrictive provisions shall apply.

- (2) Prohibited signs. In addition to the signs prohibited by Section 28-220, no signs shall be permitted in public rights-of-way except for licensed residential monument signs and other signs expressly authorized by permit or license before the effective date of this section.
- (3) Nonconforming signs. Abatement of nonconforming signs shall be governed by Section 28-245, Nonconforming Sign Abatement, of this Code.
- (4) On Premises Signs. The maximum sign height and message area shall be as indicated in Table 339.01-1. Sign consolidation incentives may be considered for individual corridors not to exceed the maximum sign areas in Table 339.01-1.
- (5) Off Premises Advertising Signs and Billboards. This ordinance does not prohibit signs advertising goods or services off-premises. However, such a prohibition may be adopted as a requirement of a designated corridor.
- (6) Sign Master Plan Development Agreements. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by Section 28-244 of the Municipal Code.
- (7) Automobile Sales. Where the primary use of a lot is automobile sales, one (1) freestanding sign shall be permitted for each two-hundred (200) linear feet of street frontage in accordance with Table 339.01-1. The maximum height and size for all allowed signs on lots where the primary use is automobile sales shall be in accordance with Table 339.01-1. On lots with frontage on more than one street, the same shall apply for each street.
- (8) Definitions. For the purposes of this section the following definitions apply:

Dual Tenant Sign. Dual tenant signs are signs that advertise no more than two (2) businesses, each with a separate Certificate of Occupancy on the same platted lot. Provisions pertaining to dual tenant signs may only be used when no more than two businesses occupy a single platted lot. An individual tenant shall not exceed the maximum allowable message area of a single tenant sign as designated in Table 339.01-1. Commentary: The provision of dual tenant signs in corridor districts is to encourage the reduction in the number of freestanding signs.

Monument Sign. Monument signs are signs that are directly supported by the earth for the full width of the sign face area.

Freestanding Sign. Freestanding signs means any type of sign supported by structures or supports that are placed on, or anchored in, the ground and is independent of any structure and of a permanent nature. This type of sign shall include any form of monument sign as defined in Chapter 28 of the Municipal Code.

(i) Public Facilities and Utilities

Public agencies shall take into account a corridor designation and be sensitive to the intent and provisions of a corridor ordinance in the siting and design of projects and facilities that are located within or adjacent to a corridor district. On-site utilities may be required to be located underground unless required by the utility to be otherwise located. Public agencies that own property within a corridor district shall be encouraged to provide landscaping along public rights-of-way.

(j) Optional Provisions

Notwithstanding the minimum front setback established for a corridor district, an individual lot shall be entitled to a reduction of up to twenty-five percent (25%) of the minimum front street yard setback, if, from the materials submitted by the applicant pursuant to subsection (g) above, the Planning Director determines at least one (1) of the following conditions exists:

- (1) The lot contains three (3) or more trees greater than six inches (6") in diameter measured four and one-half (4 ½) feet from the ground.
- (2) The topography of the lot is such that application of the corridor minimum front setback will unreasonably burden the use of the property. Consideration shall be given to easements, elevation changes, drainage, floodplains and lot configuration.

TABLE 339.01-1				
		GATEWAY	METROPOLITAN	PRESERVATION
1. LOCATIONS PERMITTED				
A. Local street		No	No	No
B. Arterial Type B		No	Yes	Yes
C. Arterial Type A		Yes	Yes	Yes
D. Expressway		Yes	Yes	Yes
2. MAXIMUM CORRIDOR WIDTH EACH SIDE OF EXISTING RIGHT OF WAY				
A. Arterial Type B		na	200 ft	200 ft
B. Arterial Type A		500 ft	300 ft	300 ft
C. Expressway		1,000 ft	500 ft	500 ft
3. MINIMUM LENGTH				
A. Arterial Type B		na	660 ft	660 ft
B. Arterial Type A		2,640 ft	1,320 ft	1,320 ft
C. Expressway		5,280 ft	2,640 ft	2,640 ft
4. MINIMUM FRONT BUILDING SETBACK				
Minimum front building setbacks shall only apply to those properties with frontage on the roadway used to designate the Corridor District.				
A. Arterial Type B		na	0-30 ft	0-30 ft
B. Arterial Type A		0-40 ft	0-40 ft	0-40 ft
C. Expressway		0-90 ft	0-90 ft	0-90 ft
5. MAXIMUM SIGN HEIGHT				
A. Arterial Type B		na	10-15 ft single or dual tenant 15-25 ft multiple	10-15 ft single or dual tenant 15-25 ft multiple
B. Arterial Type A		25-35 ft single 30-40 ft dual 40-50 ft multiple	25-35 ft single 30-40 ft dual 40-50 ft multiple	25-35 ft single 30-40 ft dual 40-50 ft multiple
C. Expressway		35-45 ft single 40-45 ft dual 40-50 ft multiple	35-45 ft single 40-45 ft dual 40-50 ft multiple	35-45 ft single 40-45 ft dual 40-50 ft multiple
Up to an additional 10 feet of overall sign height may be added if the adjacent street grade is elevated. The difference in elevation between the property and the street grade shall be the determining factor in the height allowed.				
6. MAXIMUM FREESTANDING SIGN MESSAGE AREA (single/multiple tenant)				
The maximum sign face area for freestanding signs shall be established in accordance with the table below as measured in square feet. Sign consolidation incentives may permit a greater sign				

	<u>message area, provided that the maximum sign area shall not be exceeded.</u>		
<u>A. Arterial Type B</u>	<u>na</u>	<u>64-96 sq ft single or dual</u>	<u>64-96 sq ft single or dual</u>
	<u>na</u>	<u>96-160 sq ft multiple</u>	<u>96-160 sq ft multiple</u>
<u>B. Arterial Type A</u>	<u>65-200 sq ft single</u>	<u>65-200 sq ft single</u>	<u>65-200 sq ft single</u>
	<u>150-240 sq ft dual</u>	<u>150-240 sq ft dual</u>	<u>150-240 sq ft dual</u>
	<u>200-400 sq ft multiple</u>	<u>200-400 sq ft multiple</u>	<u>200-400 sq ft multiple</u>
<u>C. Expressway</u>	<u>200-300 sq ft single</u>	<u>200-300 sq ft single</u>	<u>200-300 sq ft single</u>
	<u>250-375 sq ft dual</u>	<u>250-375 sq ft dual</u>	<u>250-375 sq ft dual</u>
	<u>300-500 sq ft multiple</u>	<u>300-500 sq ft multiple</u>	<u>300-500 sq ft multiple</u>
<u>7. NUMBER OF FREE STANDING SIGNS</u>			
<u>The number of freestanding signs will be determined for each designated Corridor Overlay Zone, provided that, one freestanding sign per platted lot is permitted. Additional freestanding signs may be permitted if a minimum spacing between signs of two hundred (200) feet exists along one side of the street and no sign is within the clear vision area defined by Section 35-506. Except in those instances provided in section (h) (7) above, additional freestanding signs shall not exceed seventy-five (75%) percent of the allowable height and size set out in Table 339.01-1.</u>			
<u>8. MAXIMUM ATTACHED SIGN MESSAGE AREA</u>			
<u>The maximum allowable sign area, as a percentage of the area of each building elevation, for attached signs along all street frontage shall be as follows, provided that each occupancy that has a separate and distinct public entrance located on an Arterial Type B street shall be allowed a minimum of fifty (50) square feet of sign message area, each occupancy that has a separate and distinct public entrance located on an Arterial Type A street shall be allowed a minimum of seventy five (75) square feet of sign message area, and each occupancy that has a separate and distinct public entrance located on an Expressway shall be allowed a minimum of one hundred (100) square feet of sign message area.</u>			
<u>A. Arterial Type B</u>	<u>na</u>	<u>15%</u>	<u>10%</u>
<u>B. Arterial Type A</u>			
<u>(1) cabinet sign</u>	<u>15%</u>	<u>10%</u>	<u>10%</u>
<u>(2) channel letters raised or incised</u>	<u>15%</u>	<u>15%</u>	<u>10%</u>
<u>(3) painted or flat sign</u>	<u>15%</u>	<u>15%</u>	<u>10%</u>
<u>C. Expressway</u>			
<u>(1) cabinet sign</u>	<u>15%</u>	<u>15%</u>	<u>15%</u>
<u>(2) channel letters raised or incised</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>
<u>(3) painted or flat sign</u>	<u>15%</u>	<u>15%</u>	<u>15%</u>

na = not applicable

SECTION 2. Chapter 28, Signs and Billboards, Section 28-238, General Provisions, of the City Code of San Antonio, Texas is hereby amended as follows:

28-238 GENERAL PROVISIONS

- (a) Clear vision area. No sign shall be placed within the clear vision area defined in Chapter 35.
- (b) Traffic and legally required signs. Nothing in this division shall be construed to prevent or affect the display of insignia, legal notices or informational, directional or traffic signs which are legally required or necessary to the essential functions of government agencies.
- (c) Construction and "for sale" signs. Freestanding or attached signage is limited to the heights and sizes listed in Table 1 below for the purpose of advertising a construction project or the sale or lease of the property on which the sign is located. Construction and for sale signs shall be removed within fifteen (15) days following completion of the construction or the sale, rental, or lease of the property involved.

TABLE 1

	Height (Per sign)	Area
Expressway	30 feet	425 square feet
Arterial Type A & B	30 feet	128 square feet
Local	30 feet	64 square feet

The area represents the total square footage of all signs per street frontage. For instance, on a local street, one 64 square foot sign would be allowed or two 32 square foot signs; four 15 square foot signs, etc.

- (1) Signs located in residential zoning districts shall not exceed thirty-two (32) square feet in area or eight (8) feet in height.
 - (2) Standards for subdivision identification sign and for sale signs for residences are specified in Section 35-3304393(d).
- (d) Special districts. The Specific sign regulations for historic landmarks and districts, Neighborhood Conservation Districts, Corridor Districts, River Improvement Overlay Districts and other overlay districts and for the River Walk area are contained in Article VII of Chapter 35 of the City Code.

- (e) Freestanding, multiple-tenant signs in non-residential zoning districts. Freestanding, multiple-tenant signs in non-residential zoning districts shall contain the address number (to the nearest block) of the sign. Said numbers shall be clearly visible from the street with each numeral being a minimum of four (4) inches in height. The portion of the sign utilized for minimum compliance with this subsection shall not be included in the calculation of sign area.

SECTION 3. Chapter 28, Signs and Billboards, Section 28-247, Variances and Appeals Procedures, of the City Code of San Antonio, Texas is hereby amended as follows:

28-247 VARIANCES AND APPEALS PROCEDURES

- (a) Any person seeking a variance from the requirements of this article or requesting to appeal a decision of the Director of Development Services shall submit a written request along with a \$300.00 fee to the Development Services Department ~~department of building inspections~~. A person requesting to appeal the decision of the Director of Development Services must submit a written request and the fee within fifteen (15) days of the denial of the permit. Upon receipt of the variance or appeal request and fee, the variance or appeal request shall be placed on the first open date on the board's docket.
- (b) The board may recommend that a variance be granted from the application of this article if it finds that:
- (1) The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site such as its dimensions, landscaping, or topography; or
 - (2) A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial uses of the property; and
 - (3) After seeking one or more of the findings set forth in subparagraphs (1) or (2), the board finds that:
 - a. Granting the variance does not provide the applicant with a special privilege not enjoyed by other similarly situated or potentially similarly situated; and
 - b. Granting the variance will not have a substantially adverse impact upon neighboring properties; and
 - c. Granting the variance will not substantially conflict with the stated purposes of this article.
- (c) Upon hearing the variance or appeal request, the board shall ~~recommend to the director to~~ either grant or deny the variance. The board ~~director~~ shall then consider the director's

board's recommendation and the factor's delineated in Section 28-247(b) and then make a final determination whether to grant or deny the variance.

- ~~(d) The director shall determine whether to grant or deny the variance within sixty (60) days of the proper filing of the variance request and fees. If the director fails to make a determination in the time prescribed in this subsection, the variance shall be deemed granted unless the applicant expressly waives the time deadline requirement in writing.~~
- (e) The party seeking the variance request or appealing a decision of the Director of Development Services, or the owners or lessees of property lying within one thousand (1,000) feet of any point of the lot or portion thereof on which a variance is desired, may appeal the decision to grant or deny a variance. An appeal to the city council shall be initiated by filing a letter and a \$300.00 fee with the city clerk within five (5) working days after a decision of the board director indicating that the applicant seeks to appeal the decision of the board director to the city council. The city council shall reconsider all the circumstances of the variance request, including the factors outlined in this variance provision, and make its determination by simple majority vote. If the city council has not acted on the appeal on or before the 60th calendar day after the date the request was filed with the city clerk, the decision of the Board of Adjustment director shall be final.
- (f) Public notice of variance request before the board or an appeal before city council shall be given publication one time in a paper of general circulation in the city, stating the time and place of such variance request or appeal which shall not be earlier than ten (10) days from the first date of such publication, and in addition thereto, notice of such variance request or appeal shall be mailed to the applicant and the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variance is desired, as well as to all other persons deemed by the board to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the city.
- (g) A party who seeks to appeal an interpretation of Article IX shall submit a written request along with a \$150.00 fee to the department of building inspections. Upon receipt of the appeal request and fee, the appeal shall be placed on the first open date on the board's docket. An appeal to the city council shall be initiated by filing a written notice and a \$150.00 fee with the city clerk within five (5) working days after the Board of Adjustment director makes a final determination. The city council shall make its determination by simple majority vote. If the city council has not acted on the appeal on or before the 60th calendar day after the date the request was filed with the city clerk, the decision of the board director shall be final.
- (h) Public notice of an appeal of an interpretation of Article IX to either the board of adjustment or city council shall be given by publication one time in a paper of general circulation in the city, stating the time and place of the appeal which shall not be earlier than ten (10) days from the first date of such publication.

SECTION 4. All other provisions of Chapters 28 and 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 5. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

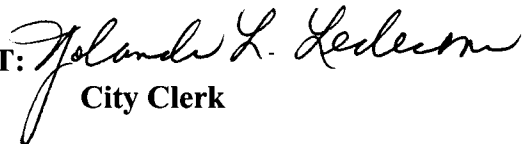
SECTION 6. Notice of these changes to the Unified Development Code shall not require the publication in an official newspaper of general circulation in accordance with Chapter 35, Article IV, Division 1, Table 403-1.


SECTION 7. The publishers of the City Code of San Antonio, Texas are authorized to amend said Codes to reflect the changes adopted herein and to correct typographical errors and to format and number paragraphs to conform to the existing code.

SECTION 10. This ordinance shall become effective on December 29, 2002.

PASSED AND APPROVED this the 19th day of December, 2002.


M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney